

PUBLIC NOTICE
CITY OF BEXLEY ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING APPEALS

The Bexley Architectural Review Board will hold a Public Meeting on the following case on Thursday, September 11, 2014, at 7:00 P. M., in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Board of Zoning Appeals hears requests for Special Permits and Appeals for Variances to the requirements of the Zoning Code, Ordinance No.8-72.

SPECIAL NOTE TO THE APPLICANT: It is important that you or your representative be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: 14- 011
- Applicant: Daniel Morgan – Behal Sampson Dietz
- Owner: Barry & Denise Blank
- Location: 14 Lyonsgate
- Request: The applicant is seeking a recommendation to Bexley City Council for changes to Unit No. 14, in the Lyonsgate subdivision. The changes include an increase in the building footprint and an increase in the proposed 1st floor square footage and a decrease in the 2nd floor square footage.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Please contact the City of Bexley at 559-4240 at least 48 hours before the scheduled meeting if you need any accommodation or assistance in order to participate at the meeting.

Mailed by 08-28-14



CITY OF BEXLEY

BOARD OF ZONING APPEALS and ARCHITECTURAL REVIEW APPLICATION

Application Number 14-011

1. Architectural Review for:

Addition Alteration New Structure (_____)
 Demolition of a Principal Structure Demolition of Garage

2. Variance For:

Principal Structure Garage Fence Other

3. Variance To:

Front Yard Setback Side Yard Setback Rear Yard Setback lot coverage

4. Conditional Use For: _____ Home Occupation _____ sq.' / height of structure

5. LOCATION #14 LYONSGATE Zoning District _____

6. OWNER DENISE & BARRY BLANK Phone # _____ or Cell # _____

* If Applicant is NOT owner, a letter must be submitted giving applicant permission to represent the owner's review request.

7. Applicant DANIEL MORGAN E-mail DMORGAN@BDAARCHITECTS.COM Phone # 464-1933 or Cell# _____

Address 990 WEST THIRD AVE. /City, State, Zip COLUMBUS, OH 43212

8. Brief Description of Request and/or Variance THE BUILDING FOOTPRINT HAS BEEN INCREASED AND ADJUSTED TO SUIT THE NEEDS OF THE CURRENT OWNER, AND THUS THE EXTERIOR HAS ALSO BEEN MODIFIED FROM THAT WHICH WAS INITIALLY SUBMITTED AND APPROVED

9. Valuation of Project \$ 500,000

• APPLICATION REVIEW FEES, (based on valuation of the project):
\$90.00 – up to the first \$10,000 valuation. And \$5.00 for each additional \$10,000 valuation w/\$600 cap.
(Re-submittal fee \$50.00)

• VARIANCE REVIEW FEES:
Single Family \$100.00; Fences or Special Permit \$65.00; All others \$90.00

• SIGNATURE [Signature] /DATE 8.20.2014

Fee: based on valuation \$ _____
Fee: based on variance \$ _____
Other \$ _____
TOTAL FEE DUE \$ _____

**Be advised, if the Board or Staff decides it needs the services of an independent expert (example: architect, landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost of consultation thereof shall be paid by the Applicant in addition to the review filing fees. (Ord. 54-11)

• LOT INFORMATION

Address #14 LYONSGATE Zoning District PUC

Lot Width 50' ft Depth 85' ft Total Area 4250 sq ft

Existing Residence (foot print) N/A sq ft Garage N/A sq ft

Existing Building Height one-story two-story

Proposed Addition (foot print) 2032 sq ft 29' Height one-story X two-story

Proposed Garage 560 sq.ft. 24' Height X one-story two-story

Permitted Lot Coverage % = sq ft

Lot to be covered 60.1 % = 2592 sq ft

Please submit a SITE PLAN, which gives the setback from all existing structures to front, side and rear property lines. Indicate proposed addition or proposed structure and indicate how far it is setback from the front, side and rear property lines. Also include the distance between the principal structure and detached garage.

• ARCHITECTURAL INFORMATION

Architect and/or Residential Designer JOHN BEHAL; BEHAL SAMPSON DIETE

Contractor/Builder BEHAL SAMPSON DIETE

Preliminary Review Final Review

DESCRIPTION OF CHANGES PROPOSED THE BUILDING FOOTPRINT HAS BEEN ADJUSTED TO SUIT THE NEEDS OF THE CURRENT OWNER, AND THAT THE EXTERIOR HAS ALSO BEEN MODIFIED FROM THAT WHICH WAS INITIALLY APPROVED

• DESCRIPTION OF ANY EXTENUATING CIRCUMSTANCES TO BE CONSIDERED

Please indicate: the existing materials and the proposed changes of exterior materials to be used in the completion of your design project. Check all that apply in each category below:

• ROOFING House Only / Garage Only / X House & Garage

- Existing Roof Type: X Slate Clay Tile Wood Shake Standard 3-Tab Asphalt Shingle Architectural Dimensional Shingles EPDM (rubber) Roofing X Metal

New Shingle Manufacturer:

New Roofing Type, Style & Color: SLATE + STANDING SEAM METAL

• **WINDOWS**

- Existing Window Style:
 - Casement
 - Double Hung
 - Horizontal Sliding
 - Awning
 - Fixed
 - Exterior Storm
 - Other: _____
- Existing Window Materials:
 - Wood
 - Vinyl
 - Vinyl Clad Wood
 - Aluminum Clad Wood
 - Aluminum
 - Metal
 - Other: FIBERGLASS/WOOD
- New Window Manufacturer: INTEGRITY BY MARVIN
- New Window Style, Material & Color: _____

• **DOORS**

- Existing Exterior Doors (Accurately indicate door style on exterior elevations of drawings)
- Entrance Door Type
 - Wood
 - Insulated Metal
 - Fiberglass
 - Sidelights
 - Transom Window
 - Garage Door Type
 - Wood
 - Insulated Metal
 - Fiberglass
 - Door Finish
 - Stained
 - Painted
- Proposed Door Type _____ /Style _____ Color _____

• **EXTERIOR WALL FINISHES**

TYPE		Manufacture, Style, Color
Existing	Proposed	
()	()	Natural Stone
()	(X)	Cultured Stone
()	()	Brick
()	()	Mortar
()	(X)	Stucco
()	()	Wood Shingle
()	()	Wood Siding
()	()	Vinyl Siding
()	()	Aluminum Siding
()	()	Other _____

Color to match Lot 13

• **EXTERIOR TRIM**

- Existing Door Trim:
 - Cedar
 - Redwood
 - Pine
 - Vinyl
 - Wood composite
 - Aluminum Clad
 - Molding
 - Standard lumber Profile
 - Other: _____
- Existing Window Trim:
 - Cedar
 - Redwood
 - Pine
 - Vinyl
 - Wood composite
 - Aluminum Clad
 - Molding
 - Standard lumber Profile
 - Other: _____
- Proposed NEW Door Trim: _____
- Proposed NEW Window Trim: _____
- Trim: Color(s): TRIM COLORS TO MATCH LOT 13

** Do the proposed changes affect the overhangs? NO

• **DECKS**

EXISTING:

1. Existing Decking Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

2. Existing Railing Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

PROPOSED:

3. Proposed Decking Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

4. Proposed Railing Materials
5. Existing Railing Materials
___ Cedar ___ Pressure-treated wood ___ Wood/Plastic Composite
___ Other _____

----- TO BE COMPLETED BY RESIDENTIAL DESIGN CONSULTANT -----

Date of Review _____ Approved By _____

To be reviewed by the BZA on: _____

Conditions / Stipulations: _____



Approval of plans

paul1228@aol.com <paul1228@aol.com>
To: "krose@bexley.org" <krose@bexley.org>

Tue, Aug 26, 2014 at 3:52 PM

Hello Kathy,
The HOA board of Lyonsgate approves the plans for lot #14. Thanks.
Paul Garrett
President, HOA

Sent from my iPhone

Kathy Rose <krose@bexley.org>
To: paul1228@aol.com

Tue, Aug 26, 2014 at 4:05 PM

Thanks!

[Quoted text hidden]

--

Kathy Rose
Director of Building & Zoning

The City of Bexley
2242 East Main Street
Bexley, Ohio 43209

p (614) 559-4240

www.bexley.org



FOUNDED 1908.
UPDATED DAILY.

"Courage is not the absence of fear, but rather the judgement that something else is more important than fear." - Ambrose Redmoon

**CITY OF BEXLEY
PLANNING COMMISSION**



Decision and Record of Action –August 25, 2014

The City of Bexley Planning Commission took the following action at this meeting:

1. Lyonsgate Architectural & Major Changes

Location: 14 Lyonsgate Road

Application #:14-011

Applicant: Daniel Morgan – Behal Sampson Dietz

Owner: Barry & Denise Blank

Zoning: PUR

Request: Bexley City Council requests that Planning Commission make a recommendation to permit changes to Unit No. 14 in Lyonsgate subdivision to allow changes which include increase in the building footprint and an increase in proposed 1st and 2nd floor square footage of the unit, in compliance with Section 1252.03(g) of the Bexley Zoning Ordinance and allow for the construction of this single-family dwelling.

MOTION: To recommend approval of this request, in accordance with Ordinance No. 47-14, to Bexley City Council, permitting the increase in the building footprint, square footage of the first floor and allow the roof material to be Slate and a portion to be a standing seam metal roof, and is further subject to final review and approval of a landscape plan by the Planning Commission.

VOTE: 7-0 Yes vote by the Planning Commission to recommend approval to City Council.

RESULT: This application was recommended for approval to City Council.

Staff Certification

Recorded in the Official Journal this 25
day of August, 2014.

Planning Officer

Cc: Applicant, Development Office, File Copy

By: _____

An Ordinance to approve an Amendment to the detailed development plan approved by Amended Ordinance No. 31-85 for a Planned Unit Residential (PUR) Development on Clifton Avenue know as "Lyonsgate".

Whereas, a detailed development plan consisting of a textual description and exhibits identified and labeled A through L was given a preliminary and final approval by Amended Ordinance No. 31-85; and,

Whereas, Paragraph 4 of said textual description requires that any major changes to the detailed development plan shall be subject to the rezoning process; and,

Whereas, Behal Sampson Dietz, Inc., has requested approval for changes in the footprint and design of the house plan, as well as an increase in the square footage for Unit 14, which are deemed to be "major changes" as defined by the text; said changes being defined by drawings No. _____ Dated August 4, 2014, and incorporated herein by this reference; and, → A1.0, A1.1, A1.2, A3.1, A3.2

Whereas, the Council has received written recommendations for approval of the proposed amendments to the detailed development plan from the City's Planners, the Planning Commission and the Board of Zoning Appeals; and,

Whereas, it is further found that the proposed amendments to the detailed development plan are in compliance with Chapter 1264.21 of the Bexley Codified Ordinances regulating approval of Planned Unit Districts;

NOW, THEREFORE IT IS HEREBY ORDAINED BY THE COUNCIL OF THE CITY OF BEXLEY, OHIO:

Section 1. That the Amendment to the TEXTRUAL DESCRIPTION OF DETAILED DEVELOPMENT PLAN FOR 3.11 ACRES TRACT ON CLIFTON AVENUE, consisting of drawings: A1.0/A1.1/A1.2/A3.1/A3.2 dated August 4, 2014, a copy of which is attached to this Ordinance and incorporated herein by this reference, is hereby approved.

Section 2. That this Ordinance shall take effect and remain in force from and after the earliest period allowed by law.

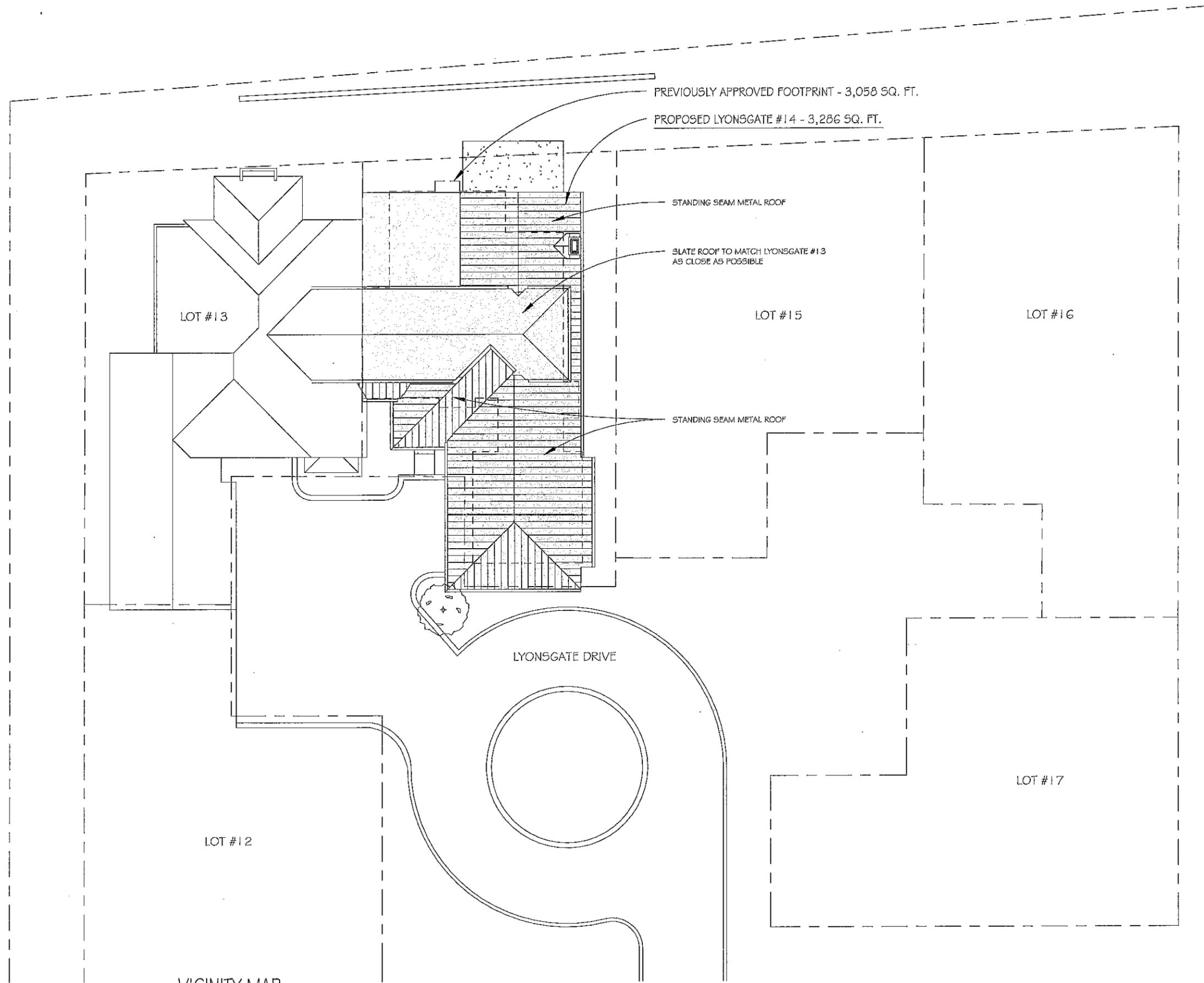
Passed: _____, 2014

PC rec 8/25/14

President of Council

BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



CLIFTON AVENUE

SCHEMATIC DESIGN DRAWINGS FOR

BLANK RESIDENCE
#14 LYONSGATE BEXLEY, OHIO

VICINITY MAP

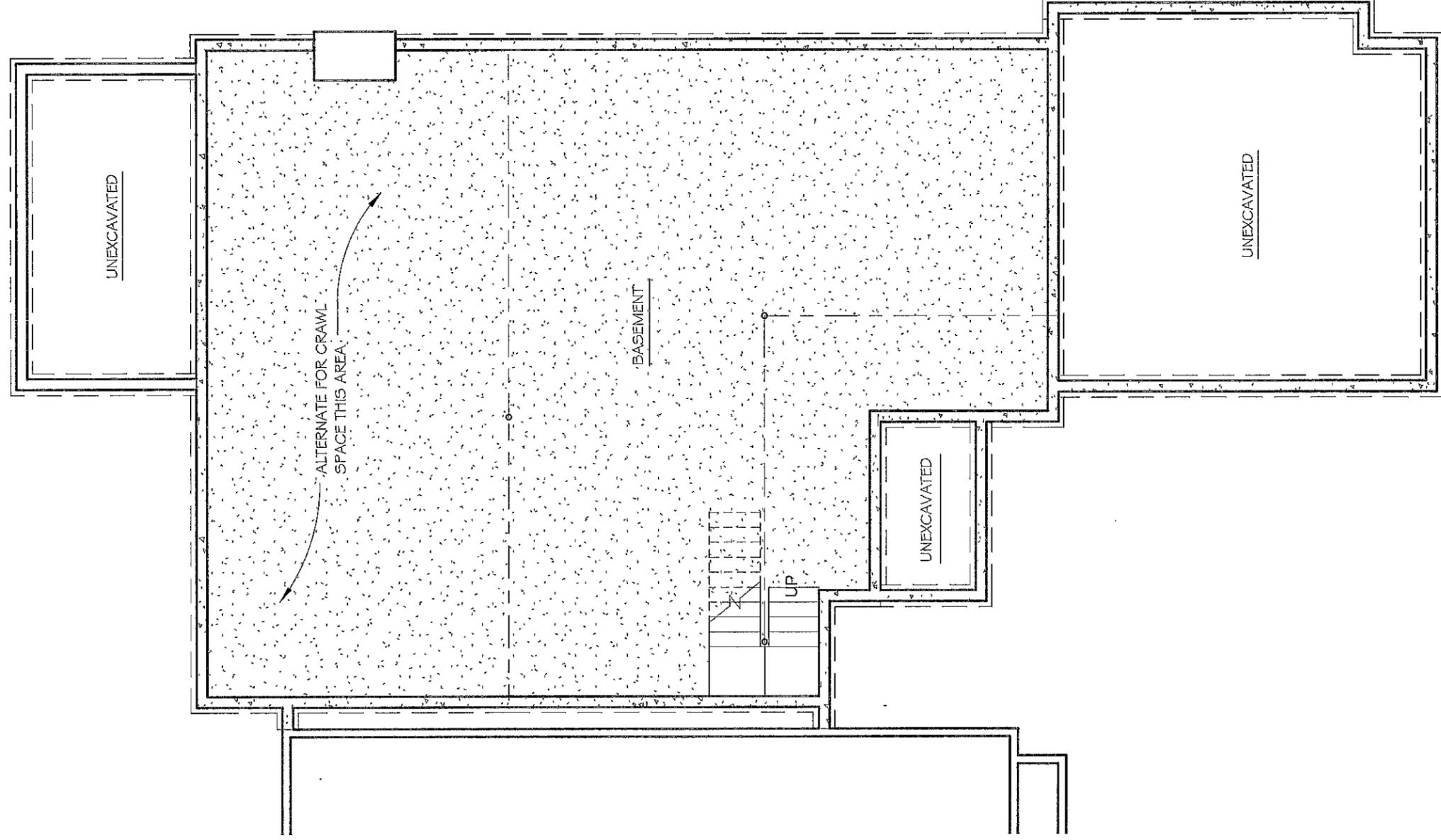
1" = 20'-0"

08.13.2014

SD.1

BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



BASEMENT FLOOR PLAN

1/8" = 1'-0"

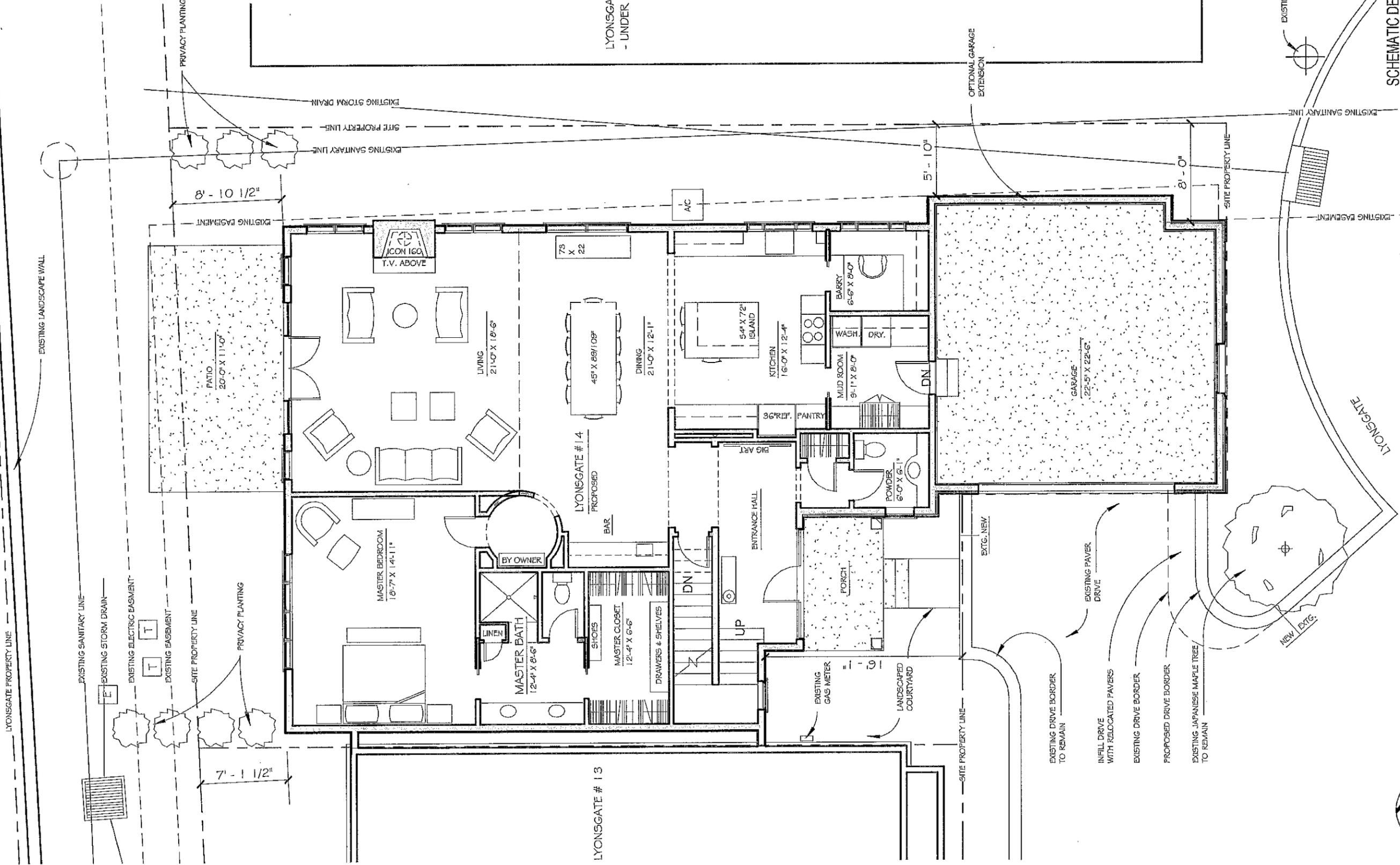
SCHEMATIC DESIGN DRAWINGS FOR
BLANK RESIDENCE
#14 LYONSGATE BEXLEY, OHIO

08.04.2014

A1.0

BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



LYONSGATE # 13

LYONSGATE # 15
- UNDER CONSTRUCTION

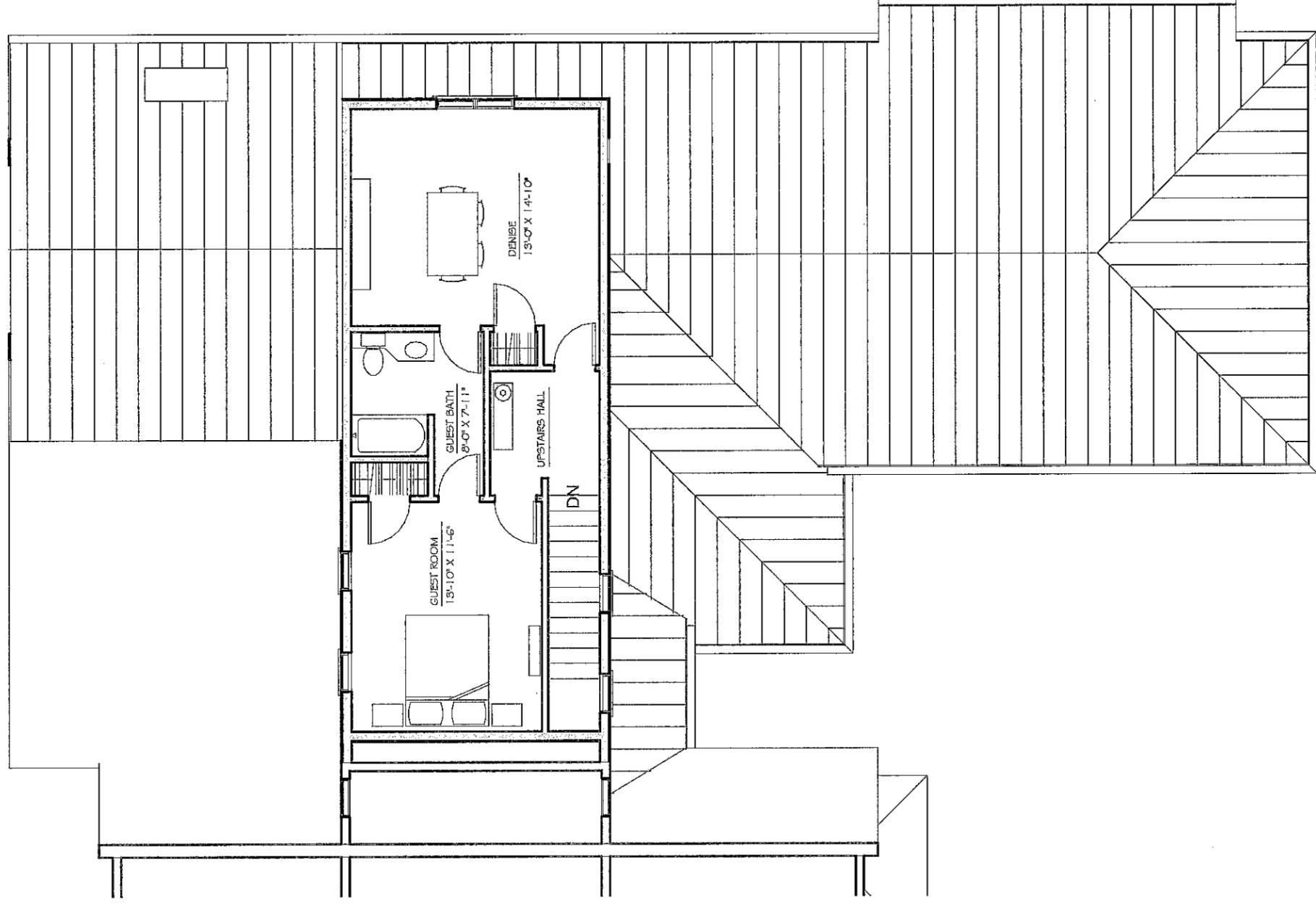


FIRST FLOOR - SITE PLAN
1/8" = 1'-0"

SCHEMATIC DESIGN DRAWINGS FOR
BLANK RESIDENCE
#14 LYONSGATE BEXLEY, OHIO
08.04.2014
A.I.1

BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.
COLUMBUS, OHIO 43212

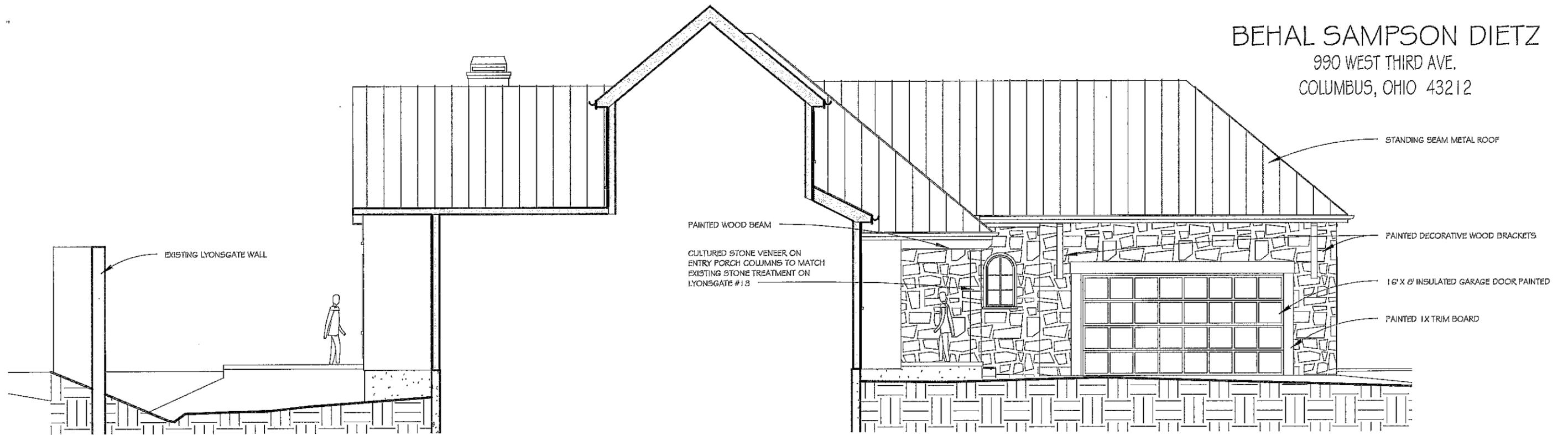


SECOND FLOOR PLAN

1/8" = 1'-0"

SCHMATIC DESIGN DRAWINGS FOR
BLANK RESIDENCE
#14 LYONSGATE BEXLEY, OHIO
08.04.2014 A1.2

BEHAL SAMPSON DIETZ
 990 WEST THIRD AVE.
 COLUMBUS, OHIO 43212



CONNECTOR ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

SCHEMATIC DESIGN DRAWINGS FOR

BLANK RESIDENCE
 #14 LYONSGATE BEXLEY, OHIO

08.04.2014

BEHAL SAMPSON DIETZ

990 WEST THIRD AVE.
COLUMBUS, OHIO 43212



SIDE ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

SCHEMATIC DESIGN DRAWINGS FOR

BLANK RESIDENCE
#14 LYONSGATE BEXLEY, OHIO

08.04.2014